



Chichester Road, Newport, Barnstaple, Devon, EX32 9EH



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Guide Price £325,000

An ideal updating opportunity is this very pleasantly situated 3 bedroomed detached bungalow of timber frame construction offering spacious accommodation. It comprises an Entrance Porch leading to a Spacious Entrance Hall, 19'6" Lounge, 13'6" Kitchen with Utility off, Separate W/C, 3 Good Sized Bedrooms & Bathroom. There is a part boarded large loft space. Outside, to the front is a brick paved driveway with ample car parking space with wrought iron gates, 18' Garage and two access gates to the private and level Rear Garden with summerhouse.

It is fair to say that the accommodation could benefit from updating, which is more than reflected in the sensible asking price. The property is offered with immediate vacant possession and there is no ongoing chain. It does benefit from UPVC double glazed windows and doors. Although there is a gas fired boiler (located in the garage) and radiators in each room, the boiler is not connected to a gas supply and the meter removed.

Bungalows in this area very rarely become available on the open market and early viewing is recommended by the Sole Agents.

The property itself enjoys a level corner plot on Chichester Road, which is a highly regarded residential area. Park School is nearby and there are lovely walks towards the River Taw, park and riverbank. There is a good connecting bus service to the Town Centre with its well regarded shopping centre and leisure facilities. The North Devon Link Road can be easily accessed at the nearby Bishops Tawton roundabout. As the commercial and administrative centre of North Devon the town centre offers not only shops but also banking, schooling and recreational facilities including cinema, leisure centre and restaurants. The popular sandy beaches of Woolacombe, Croyde and Instow are within easy reach and Exmoor National Park is about an hours travelling distance.

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Spacious 3 Bedroom Detached Bungalow
Very Pleasantly Situated In A Sought After Residential Area
Double Glazed Windows
19' Lounge
13'6 Kitchen
Utility And Cloakroom
Bathroom
3 Good Sized Bedrooms
Mature Level Gardens
Garage And Car Parking
Easy Reach Of Town Centre And Schools
Some Updating Required



Entrance Porch

Spacious Hall

"L" shaped hall with ladder access to roof space.

Living Room

20' 1" x 16' 0" (6.12m x 4.88m) With 3 radiators.
Fireplace with gas fire.

Kitchen

12' 0" x 13' 7" (3.66m x 4.14m) With base units, sink unit, built-in cooker and hood.

Utility Room

5' 6" x 7' 6" (1.68m x 2.29m) With doors to garage and rear garden.

Cloakroom

With W/C and hand basin.

Front Bedroom One

12' 10" x 12' 6" (3.91m x 3.81m) With vanity unit and built-in wardrobes.

Bedroom Two

10' 11" x 11' 2" (3.33m x 3.40m) With vanity unit.

Bedroom Three

9' 11" x 7' 11" (3.02m x 2.41m)

Bathroom

6' 11" x 10' 0" (2.11m x 3.05m) With coloured suite of panelled bath, basin and low level W/C. Airing cupboard with hot water cylinder.

Outside

Front garden with brick paved driveway and entrance gates. Side shrubbery and gates to rear. Level and private rear garden with useful summerhouse.

Integral Garage

9' 6" x 18' 7" (2.90m x 5.66m) With up and over door.

SERVICES

Services: Mains Water, Mains Drainage, Mains Electricity.

Council Tax Band: D.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

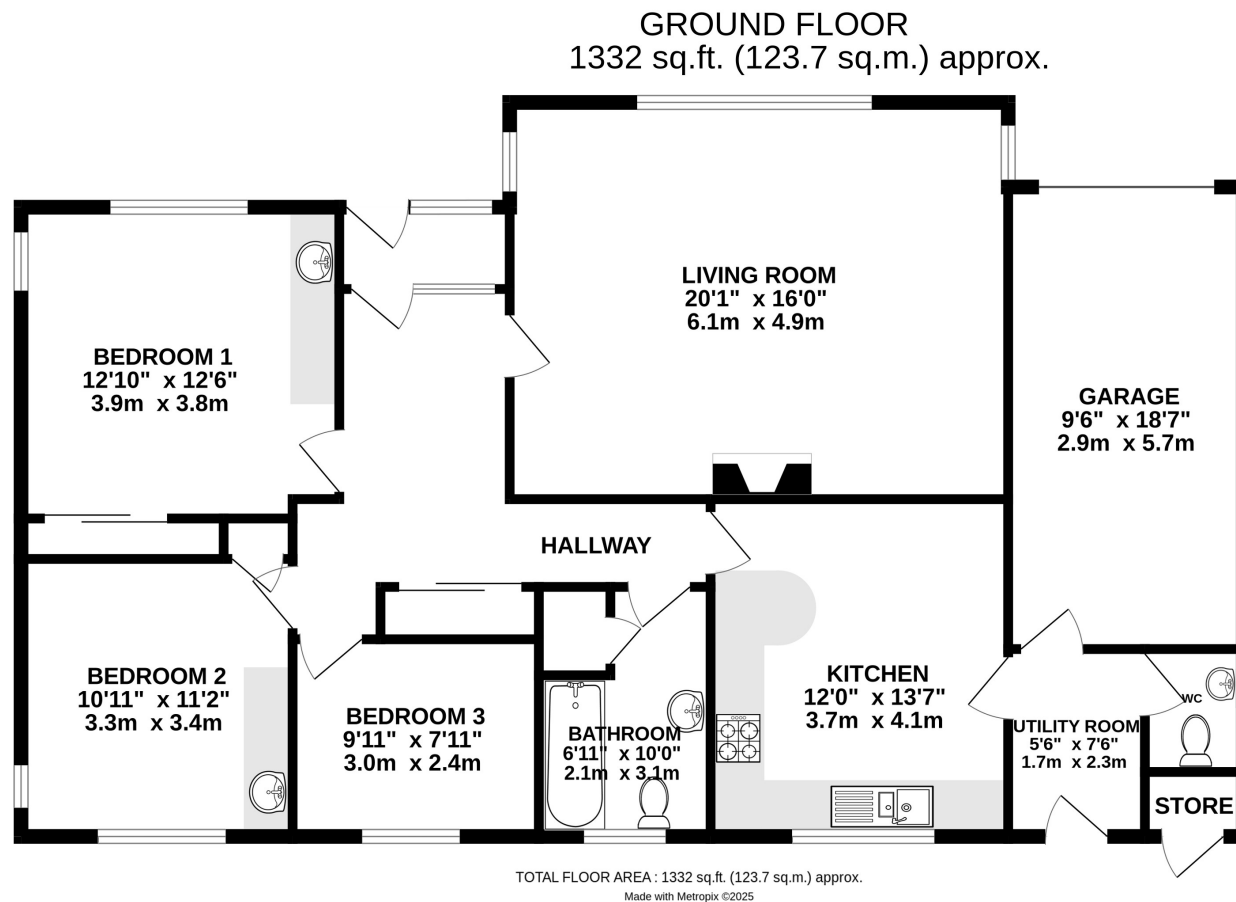
EPC Energy Rating: E.

DIRECTIONS

For directions to the property, follow Sat Nav EX32 9EH.

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